

Shaftsbury Planning Board
Shaftsbury Town Hall
Buck Hill Rd at 7:00 pm
Minutes for the Regular Meeting
June 12, 2012

Members Present: Chris Williams (Chair), Abigail Beck, Norm Gronning, Bill Pennebaker

Members Absent: David Spurr (Vice Chair)

Others Present: William Jakubowski (Interim Zoning Administrator), Sandra Mangsen (Recording Clerk).

1. Call to Order

The chairman called the meeting to order at 7:10 p.m

2. Approval of minutes of meetings of May 8 & May 22, 2012

MOTION. To approve minutes of May 22. Moved by Bill Pennebaker; seconded by Norm Gronning.

Amendment (moved by Abigail Beck; seconded by Bill Pennebaker) to accept the minutes of May 22 as corrected, was accepted as friendly.

The vote on the amended motion carried, 4-0-0.

MOTION. To approve the minutes of May 8. Moved by Bill Pennebaker; seconded by Norm Gronning. Carried 4-0-0.

3. Historic Preservation – Norm.

Norm distributed a revised letter the PC plans to send to owners of historic properties.

Norm reported that he and David Spurr have photographed all historic houses in the Historic District along Route 7A. Some of those historic properties lack a 911 street address, which means that identifying coordinates will have to be supplied for those locations.

Changes in the revised draft of the proposed Historic Preservation bylaw were discussed at length. Norm suggested that a plaque to be placed on the exterior of the house would reward those who agree to maintain their properties according to guidelines for historic preservation. A Historic Preservation Commission would be useful to provide owners with advice.

Chris suggested that Norm make sure there is alignment with the Town Plan as the

proposal is developed.

The PC intends to consult soon with the Select Board to introduce them to the idea of Historic Preservation and the need for a bylaw.

4. Home Occupations bylaw – Chris

Several possible concerns with respect to details of the revised proposal were discussed:

- need to develop a rationale for limitation to a particular number of square feet permitted to be devoted to the home occupation? currently the limit is 500 square feet; 1000 and 1500 square feet have been suggested as alternatives
- regulation on amount of outdoor storage
- limit on what square footage should be allowed in the house itself
- question of the degree to which areas zoned rural residential and those zoned village residential should be differently regulated, especially in terms of limitation on outdoor storage
- need to include regulation on signage as a part of this bylaw

Members expressed their desire to have more information about what home occupation businesses are currently operating, and the amount of square footage each occupies.

5. Other business as required.

The possibility of an earlier meeting time during the summer months was discussed.

5. Adjournment.

MOTION. To adjourn the meeting. Moved by Bill Pennebaker; seconded by Norm Gronning.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,
Sandra Mangsen (Recording Clerk)